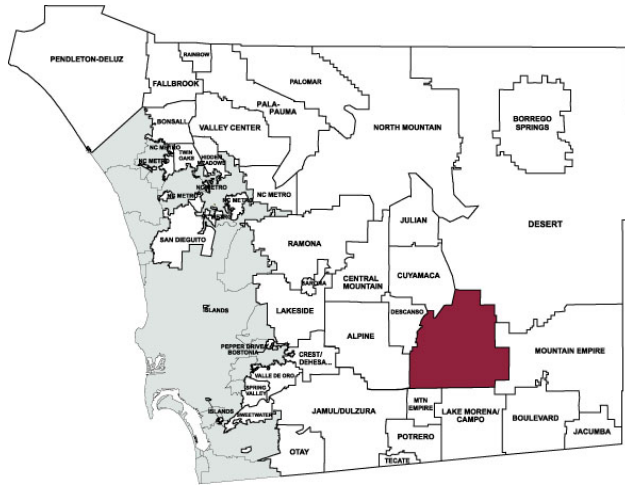


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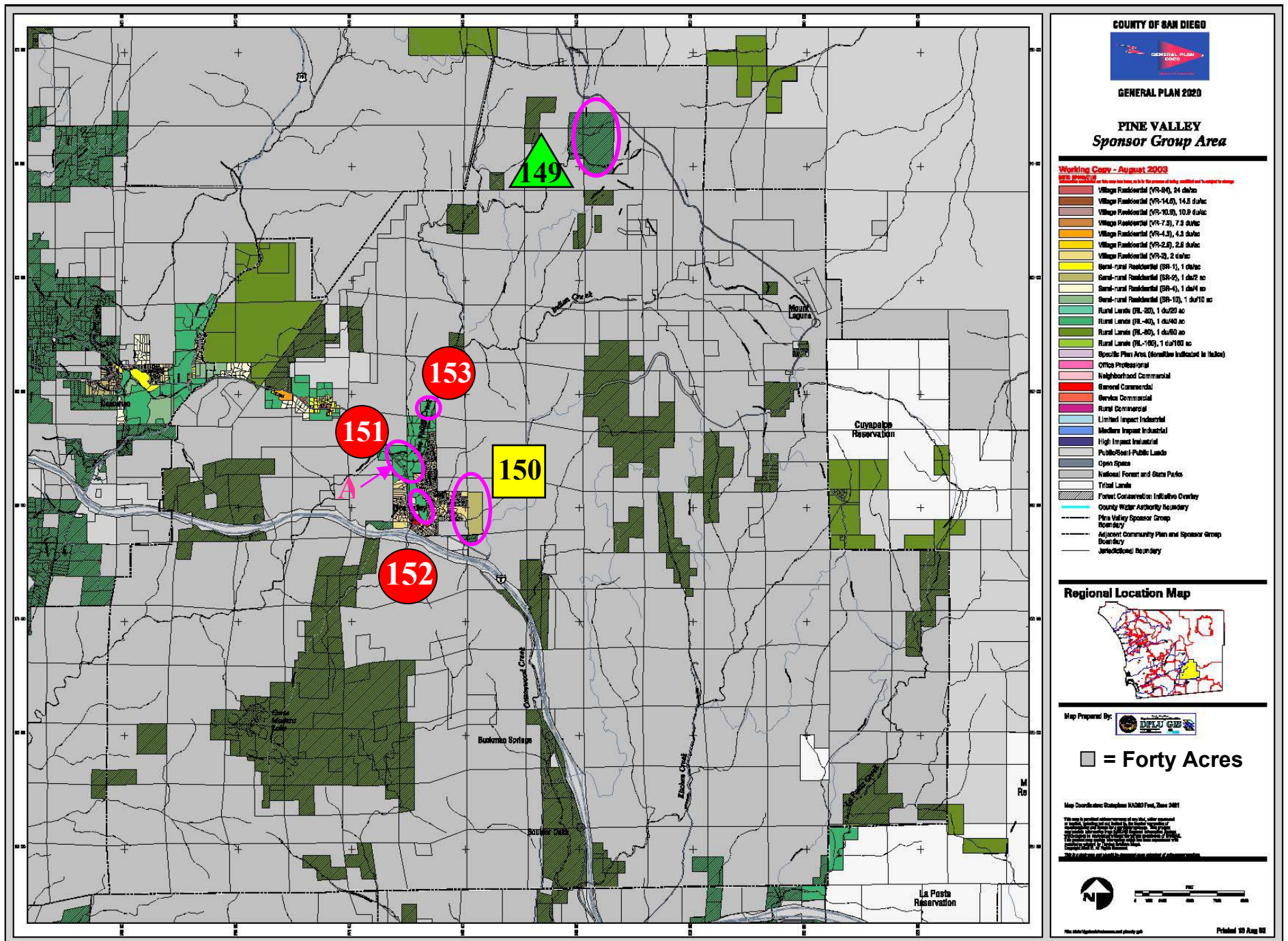
PINE VALLEY



Pine Valley had six properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 2 referrals meet the GP2020 concepts and planning principles.
- 4 referrals do not meet the GP2020 concepts and planning principles.

The community of Pine Valley is located east of the County Water Authority boundary and development relies upon groundwater supply. With the exception of one Rural Lands referral located outside of the town of Pine Valley, the majority of the referrals are located in Rural Lands in the central area of the community. Referrals in the northern area of the community are adjacent to the Cleveland National Forest and all the referrals are located on larger parcels. These areas were designated as Rural Lands because this responds to community concerns regarding groundwater and it also acts as a transitional area separating the existing developed community from public lands. Changing these referrals to Semi-Rural densities would produce more growth in Pine Valley than is needed, which could potentially strain the groundwater resources, and would result in a community development pattern that neither reflects the constraints of the land nor respects the community character of the area.



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REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
149	<p><i>Carmen Lucas</i></p> <p>Lucas Ranch, northern portion of planning area</p> <ul style="list-style-type: none"> • 320 acres • Existing General Plan: Tribal Land 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Rural Lands: 1 du/40 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/40 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – Rural Lands designation is consistent with the Congressional Act associated with Native American lands which governs the property
150	<p><i>Fred Oliver</i></p> <p>Adjacent to Cleveland National Forest. Approved TM</p> <ul style="list-style-type: none"> • 148 acres • Existing General Plan: 1 du/1,2,4 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> AGREE with Referral Semi-Rural: <u>1 du/2 acres</u></p>	<ul style="list-style-type: none"> • <i>Locate growth near infrastructure, services, and jobs</i> – area is adjacent to existing development and services • Approved Tentative Map status. If map is not recorded by recordation date, then the recommendation will be reconsidered
151	<p><i>Bill Schwartz (representing Britt Dhaliwal, Bob Burdette)</i></p> <p>Pine Creek Ranch. Pipelined TM</p> <ul style="list-style-type: none"> • 109 acres • Existing General Plan: 1 du/1,2,4 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – balances environmental impacts with public costs for increase in services necessary • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> • Rural Lands density assigned based upon physical constraints (floodplain, sensitive biology) • Groundwater dependent area • <i>Create a model for community development</i> – structure of development creates a transitional pattern of development from Village to Rural Lands. Community character is defined by undeveloped area

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REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
151a	<p><i>Bob Burdette</i></p> <p>Burdette/Mills Property. Pipelined TPM</p> <ul style="list-style-type: none"> • 34.2 acres • Existing General Plan: 1 du/1,2,4 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p>DISAGREE with Referral Retain Rural Lands: <u>1 du/40 acres</u></p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – balances environmental impacts with public costs for increase in services necessary</i> • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Rural Lands density assigned based upon physical constraints (floodplain, sensitive biology) · Groundwater dependent area • <i>Create a model for community development – structure of development creates a transitional pattern of development from Village to Rural Lands</i>
152	<p><i>Lee Vance</i></p> <p>Pine Valley Park Estates. Pipelined TM</p> <ul style="list-style-type: none"> • 38 acres • Existing General Plan: 1 du/1,2,4 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1du/4 acres</p> <p><u>CPG/CSG:</u> None</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u></p> <p>DISAGREE with Referral Retain Rural Lands: <u>1 du/40 acres</u></p> <p>Requires further review; subject to change with groundwater analysis</p>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan – balances environmental impacts with public costs for increase in services necessary</i> • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Rural Lands density assigned based upon physical constraints (floodplain, sensitive biology) · Groundwater dependent area • <i>Create a model for community development – structure of development creates a transitional pattern of development from Village to Rural Lands. Community character is defined by undeveloped area</i>

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REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
153	<i>Hoffman (Smith) Property</i> Northern end of the town of Pine Valley <ul style="list-style-type: none"> • 39.9 acres • Existing General Plan: 1 du/1,2,4 acres 	<u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres <u>Referral Request:</u> Semi-Rural: 1 du/4 acres <u>CPG/CSG:</u> None <u>Planning Commission:</u> Staff Recommendation	<u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/40 acres</u>	<ul style="list-style-type: none"> • <i>Develop a legally defensible general plan</i> – recognizes established context and is similar in size to surrounding parcels • <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> · Slopes greater than 25% on 10% of parcel · Groundwater dependent area • <i>Locate growth near infrastructure, services, and jobs</i> – located on outskirts of existing village

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